

CITY OF ALEXANDRIA, VIRGINIA

Park and Recreation Commission

REGULAR MEETING

Thursday, September 23, 7:00 p.m.

Charles Houston Recreation Center

908 Wythe Street, Alexandria VA

Commission Members: Judy Guse-Noritake-Chairperson, William Cromley, David Dexter, Ripley Forbes, Stephen (Clark) Mercer, Jeffrey Murphy, Henry Brooks, Rich Brune, Robert Moir.

Absent: Anthony Zamora.

RPCA Staff: James Spengler-Director, William Chesley, Jack Browand, Ron Kagawa, Dana Wedeles, Robin DeShields. **Guest:** Mayor William C. Euille

SUMMARY MINUTES

I. Call to Order by Chair.

- The Chair called the meeting to order at 7:00 p.m.

II. Public Hearing: EYA Concept Plan for New City Park - James Bland Development.

- See Staff Report - Item II: by Laura Durham, Park Planner.
- **Greg Shron – EYA (Developer)** gave presentation on the proposed park. To view presentation visit <http://alexandriava.gov/uploaded/files/recreation/info/parkandrecreation>
- **Background:** The redevelopment of James Bland is a Joint Venture between EYA (Developer) and ARHA, and includes 5 City blocks. The Site Plan includes townhouses and multifamily buildings. The Project will be completed in 5 Phases: Phase 1-Spring 2010 to Winter 2012, Phase 5- Spring 2014 to winter 2016. The plan is to redevelop each block one year at a time, Phase 1 is in progress. Developer is here today to discuss the design of the park. At the time of approval, one of the DSUP conditions (see staff report Item II for conditions) was to hold a hearing with the Park and Recreation Commission on the design of the mostly passive park space that must include a play area. Phase 4 includes the Park (see-orange section, red *) land development will begin in 2013- completed early 2015.
- **The approved design for the open space shall be approved by the Park and Recreation Commission** as a docketed item at a public hearing prior to issuance of Certificate of Occupancy for the first unit in the block the park is located in.
- The City purchased four market rate lots from the developer to increase the size of the park (to approx. 13,000 sq. ft). The Homeowners Association will be responsible for maintenance and repairs of all grounds including the park (even though park will be dedicated to the public). Per the DSUP conditions, the primary purpose of this park under consideration tonight is to provide a passive open space for use by the community.

Questions/Comments from Commissioners:

- **William Cromley-** there appears to be two contradictory conditions: passive use, and having children's play equipment. **R. Shron-** he doesn't know what the Planning Commission specifically had in mind. Perhaps it is a case of passive instead of organized recreational use.
- **Laura Durham-RPCA-**this is clearly the intent of the condition. A passive park area that can be used for multiple passive community use, however there are a number of play areas within the existing development that will be lost, so the play area is also an important condition.
- **Jack Story- Bowman Consulting, Planning & Landscape Architecture** spoke on the proposed park design. One of the conditions not previously discussed, is a requirement to incorporate a historical element. James Bland, for who the existing/old development was named, was a famous African American musician and songwriter in the late 1800's. A musical theme has been incorporated into the plan to honor him.

- Other Elements include: A passive play area - no swings or slides included. Music elements (abstract non-vertical elements on the pavement), a 5ft. wide walk around park, permeable pavers, central gathering space (lawn) with stage slightly elevated for events and gatherings. Benches throughout the park/under trees, shade around lawn area. Park will be enclosed with ornamental metal fence separation between Townhouses (private) and public use. Play area-circular area on right incorporates music elements (musical play pieces, interactive elements and small climbing mounds, possibly a sand box).
- Developer will come back with dimensions of lawn area - whole park is approximately '13,000 ft.

Stephen Mercer- a neighbor asked if the plan could be presented to the Commission on the Arts. Chair- this is a good suggestion, if done earlier in the process; an Art's addition may have been more integral. The landscape design already includes some interesting elements. A stand alone art piece could be added later, will need to be a space for it. The performing space is smart idea and graceful, should be done in other parks. Mr. Story- Arts Commission has not been brought up before, but is possible.

Richard Brune- asked if the park is accessible (ADA).

R. Story - All curbs will be flush, they are legally required to make park ADA accessible.

David Dexter - What is the proposed policy for dogs in the park?

R. Chair- similar to other parks dogs would be welcomed as long as they are on-leash and controlled this will need to be monitored and enforced. Laura Durham- as a City park regulatory signage will be installed.

William Cromley- What is the programming for this park? **In this particular park, he would prefer an unprogrammed area**, where you can go, sit quietly and read a book.

Equipment/materials look cheap and might wear out quickly. NYC parks used more expensive materials (granite/slate); looks good, is strong and requires low maintenance. It would be better to spend the money up front for better equipment.

- R. Laura - The intent reflective in design. It is a fairly small park to meet needs to serve existing and future community. There are other open spaces in the development intended to serve a passive purpose. With Charles Houston being in close proximity-you have to cross streets. Wanted to have a safe place for kids to play anytime during the day. The design should reflect passive needs of community and children.
Judy- this is the premier park in the Development, are there are other small open spaces throughout Development that serve Homeowners that have playgrounds.
R. Story- There are no other playgrounds, this will be the only park with play equipment.
Judy- Playground with instruments may interrupt the quiet contemplative nature. Can playground be done in another place and keep the park more formal and quite?
- **William Cromley-** suggested alternatively putting the Tot Lot in the corner. Park shouldn't have a lot of noisy activities. Community needs a quiet park where you can sit under a tree and read. Children are important and adults are too.
- R. Story- Allocation of space is geared towards passive quiet use.
- Laura- There is another passive open space area 8,000 sq. ft. (privately owned and maintained)- requires a public access easement- is unprogrammed space.
- Story - it is unprogrammed space that hasn't been designed yet, details will happen with the final site plan approval. Within each block there are quiet pocket parks also.
- This park is the only children's play area for the development.
- **Public Comment Period:**
- The Chair asked for comments from the audience and requested participants to complete a Request to Speak Form.
- (a) **Charles Biggs:** 962 N. Washington St. (Old Town Gateway).
Has questions/concerns regarding the minimum standards which the HOA will use to maintain park (C. Condition 9, b-ix). Requested a copy of Attachment 4 (correction it is Attachment 7- DSUP2008-0013), said it is a very important part of discussion in terms of standards and how the

park will be maintained 10 years from now. As a homeowner in Old Town Gateway, responsibility for maintenance of park is a big concern. The second part (C. Condition 9, c.) if HOA fails to maintain park, who is responsible for it. How does City enforce HOA requirements? He would be very concerned in terms of approval process for park.

- **Laura Durham**- had a copy of the DSUP that includes Attachment ~~IV~~ 7 (correction). Stated that it is part of the full docket item (DSUP 2008-0013, 10-18-08, Item 10) which is part of the public documents that went through the DSUP process and to City Council. The HOA documents have been submitted to the City Attorney's office and are under review, she will notify the City Attorney Office of these concerns.
- Staff provided website to Mr. Biggs and offered to email him additional information.
- **The Chair stated that the hearing record will remain open for the next two weeks; additional comments can be emailed to her.**
- Chair- As we are developing parks in City there is a whole spectrum of ownership, access and maintenance. The City has asked some Associations to assume this responsibility and cost. As we proceed with other projects, the same question will come up, what is the City's guarantee that there is minimum standards are met over time that playgrounds are maintained. When the P&RC writes a letter about the hearing and comments this issue will be raised for James Bland Park and others. That the City Attorney's office through the planning process makes sure that there are legal assurances for what this means.
- **Henry Brooks** reviewed Attachment 7 - Maintenance policy for parks, based on City standards is projected to cost \$30,000 a year per acre. Park is 13,000 sq. ft. which equates to \$9,000 a year for maintenance. He is not sure \$9,000 a year will cover everything. Chair- ok as long as there are performance standards.
- **William Cromley** –asked if there any City owned parks completely maintained by HOA's currently. Mr. Spengler responded yes. He stated the current method for all new developments is to have park maintained by the residual developer i.e. Carlyle is maintained by a HOA, also the African American Heritage Park. Maintenance standard is higher than for public parks; homeowners get to set the standards vs. City making decision. Harborside Park is a mixture some privately maintained with public access easements- some owned by the City but HOA maintains. In some instances where local residents want a standard higher than what the City provides, they pay money to City for higher standard of maintenance, i.e. Founders Park, Cameron Park.
- (b) **Doug Smith** – 962 N. Washington St. (Old Town Gateway).
- The concept of private development and operation by HOA is not a bad one; the issue is how it would work. HOA needs to have a reserve for replacement of equipment and everything in park. Is there an allowance for this, or City should be responsible. Foresees problems, if HOA can't afford it to maintain park, or if economic conditions won't allow for replacement of items in years 10 & 12. If HOA documents say they are only responsible for operation and maintenance, not replacement of equipment. There has to be assurance that the basic contingencies are covered by City, and a reserve system in place for replacement of equipment.
- (c) **Marianne Anderson**- 1224 Michigan Ct.
- What are the dimensions of the lawn and if there will be playground equipment other than what is shown? Design is beautiful looks like it belongs in an English Manor; she is concerned with sustainability and how lawn will be maintained. Lives in a HOA; it is difficult to get people to water lawns. She would like to see a garden with environmentally sustainable plants, and urges consideration of this and homeowners needs for irrigation.
- *R. Story: Space is about 50' x 65' to 70' wide (plan not to scale). Only playground equipment is programmed for raised circle. The Chair said there is a required integrated irrigation watering system. The City and landscape Developer will use native plants requiring less water and maintenance.*
- (d) **Heidi Ford**- 1022 Oronoco St.
- Thinks design is beautiful. Concerned with potential decibel level of musical instruments. Instruments that make sound may be inconsistent with quiet use. There are a lot of children in the neighborhood; playground has nothing for children to slide on and doesn't appear to meet the

- needs of children like Hunter Miller Park. What are the demographics of persons who would live there once park is finished? Park should to meet the needs of existing and future residents.
- *R. Story: the concept is to have ability to produce music on play equipment. It's in everyone's best interest to make sure specific attention is paid to the maximum possible decibel level. As design is finalized, and pieces of equipment are being specified this will be considered. He lives near a playground that has a giant xylophone that doesn't produce much noise, noise is a relative term.*
 - **Commissioner Forbes** – expressed concerned with musical elements that allow kids to make noise; thought they were schematic images. Stated that the need to provide a historical prospective of James Bland, musician for which park is named, doesn't substantiate need for noise. We shouldn't create deliberate noise in a park close to neighbor's homes.
 - **Chair**- As a caution, the P&RC may need to specify in a letter that their not be excessive noise.
 - **Neighborhood demographics. Discussion:** Mr. Schron- the "For Sale" market rate units, typical buyer will be empty nesters, young professionals couples without kids. Roy Priest, CEO, ARHA- there will be 134 ARHA units - mix of residential units. Average number of children per household is estimated at 1.7 or 225 children total.
 - The Chair, she has attended a number of "Smart growth" lectures in the last few years. The assumption about the "For sale" units is increasingly a wrong assumption. Young professionals don't want to be responsible for lawns, and will raise their children in Old Town which is increasingly becoming an urban area. She believes the 1.7 children per household for ARHA rental units will be similar in "For Sale" units. Old Town will be dense and bursting with children (10-15 year vision). Where children will play is a question not only for this park but for Old Town in general. The City recently purchased 600 N. Henry St., this should be part of the debate should have more active play areas. There is a need for a broad range of recreational opportunities for children of all ages.
 - (e) **Roy Priest, CEO, ARHA**- 600 N. Fairfax St.
 - He's is here to speak about the process. When they went through the DSUP process for approval of James Bland project, there was considerable discussion about open space and the design of the park. A lot of people use Charles Houston, there was concern with traffic and children crossing streets and that we should have more of an internal park to the development. As a result of discussions in the community about open space, a larger park will be built behind Wythe St. Post Office site. Therefore, within proximity of development area there will be two on-site parks, access to Charles Houston Recreation Center, and a larger park several blocks away. There will be a considerable amount of active/passive space available for community and young people. The City recognized that there would be potential increase cost to HOA, and will make annual contributions to offset HOA costs to maintain park (ARHA will have 134 units). Park will be public; however intent was that it be an internal park with the major users being homeowners. We are looking to get approval for design of park. Construction has begun on 1st Phase of James Bland homes; expected completion date middle of next year. Occupancy of "For Sale" units will begin settlement November 1. Phase 1 will include: 37 private "for sale" units \$675,000, and 18 ARHA units. Homeowners in market rate units will have the ability to pay HOA fees to maintain park, ARHA will also contribute. There is nothing that precludes the use of replacement reserve funds to cover maintenance. It will take almost 3 years before the park is completed; there is time to work out details of the design. He hopes that the P&RC will not hold up process for design approval.
 - **The Chair**- cautioned staff about making assumptions about the Post Office site. She stated that site will also go through a design process; residents living near there may want passive use. The fate of the new parcel is yet to be determined.
 - **William Cromley**- as follow-up to Ms. Ford's comments. The new park could be decades away. The principal users will most likely be residents/renters; he also intends to use it, as it will be a public park. Regarding maintenance concerns he agrees that park will be used by children and that we need children's equipment. For low maintenance kid friendly park, he would suggest climbing rocks and bars, elements that are quiet and simple and that don't break easily. Suggested taking away colors on equipment and spending money on high quality-long term elements that require low maintenance.

- (f) **Charlotte- ARHA resident.** There is a big thing going on re: fitness with young moms/parents. She has an 8 year old. Moms don't sit on benches; they walk with strollers and friends around park. Would like a place where they can walk laps in the park with their children and friends. She would like to know the distance – could markers be included?
- **Bob Moir-** How many people living there before? **Mr. Priest-** 194 units there: at the time those units were built-unit composition # of children average was higher 2.0+ per family, family size has decreased. **Moir-**We micro plan. Little pocket parks with no Recreation/rectangular fields or baseball fields. Children do not necessarily equal passive use. There may also be a dog problem. We keep building condos in City without sufficient, parks, schools and active recreation use. We are eliminating backyards and building small parks; this puts pressure on other parts of town.
- **The Chair asked if there were further comments.** There were no further comments, the Public Hearing was closed. The record will remain open for two weeks for additional comments. Additional comments will be reviewed at the October meeting. The P&RC will make a recommendation after receiving all comments.
- **The Developer-** his understanding is that this is a preliminary hearing; he will seek a vote of approval at October meeting; this will be critical for development to move forward on schedule.
- **Mr. Spengler reminded staff that the only issue before them to be decided is the design of the park as noted in DSUP conditions for Certificates of Occupancy.**
- **Stephen Mercer** restated that he would like for the Commission of the Arts to be included since the Plan has an Arts theme. Mr. Spengler said the Arts Commission will not meet until next month.
- There were no other comments- the Public Hearing concluded at 8:14 p.m.

Park and Recreation Commission Regular Meeting:

III. Approval of Summary Minutes from July 15, 2010.

- Richard Brune moved to approve the summary minutes. The motion was seconded by David Dexter. The minutes were approved.

IV. Division Updates (Please See Full Copy of Staff Reports):

www.alexandriava.gov/Department/Recreation/Commissions and Committees

- A. **Recreation Programs and Services Update** - William Chesley
 - See Staff Report- no questions or comments.
- B. **Operations & Park Planning Monthly Report** - Roger Blakeley (absent)
 - See Staff Report- no question or comments.
- C. **Office on the Arts Update** - See Staff Report by Alisa Carrel
 - Mr. Spengler reported that the Van Alstine Sculpture was recently installed at King and Fayette Streets. Alexandria Times had a nice article.
- D. **Park Planning Updates** - Ron Kagawa- See Staff Report.
 - Mr. Kagawa introduced **new Park Planner Dana Wedeles** to the P&RC. Dana is a native Alexandrian and recently moved back to Alexandria from New York City.
 - **Ben Brenman Park Athletic Field update**- synthetic turf field is under construction will be finished by mid/late October. RPCA staff will coordinate a field tour with P&RC, Youth Sports, City Council and members of Planning & Zoning when the turf is being installed. Both the Little League Field and newly constructed rectangular field will have sports lighting, as well as the existing playground.
 - **Simpson Fields** (See Item V- B Director's Report) - Dirt being moved. Additional comments received from neighbors, not related to field construction. Fields will be sodded with Patriot Species Bermuda natural grass; a warm season grass that grows well when soil reaches 80-90 degrees. In response to a question from Commissioner Moir, Mr. Kagawa said staff was directed by the City Manager's Office to use natural grass; instead of synthetic turf due to the economic conditions. Spengler- also designated school site. ACPS couldn't say that they will use site in the next 10 years.

- **Maintenance costs for fields' discussion.**
Kagawa- the typically cost for maintenance of natural grass fields is approximately \$50K per year. It costs \$850,000 to build a synthetic turf field; yearly maintenance is approximately \$10K. Mr. Cromley asked what is cost to revitalize a full sized field such as Fort Ward or Minnie Howard. Kagawa-cost to revitalize a field is \$7.50 to \$9.00 per square foot. For a field 75,000 to 80,000 sq. feet, cost is estimated 1.5 million dollars, escalated for inflation.
- **Hammond Upper Field-** under design for contract with ACPS. Using the same Consultant as used at Ben Brenman. Scheduled by end of next summer. Preliminary studies and survey work being done. Initial schematic design done, includes studies for a replacement walking track. Mr. Moir- what size is field. Kagawa-180 X 344 in schematic design.
- **MacArthur School Small Play Field**
Raised money through PTA. Park Planning staff will provide technical assistance. Use for after school area for children. Moir- what would City be able to program it for. Spengler- putting money to improve drainage only.
- **Minnie Howard Field Lights**
Monday and Tuesday night staff spent a significant amount of time at Minnie Howard. New lights. to be installed, light levels were measured by staff as a normal part of field reviews and found to be 40% below the design standard. Replacement lamps are being provided for a second time by the manufacturer. Lamps require 100 hours of burn in time to adjust the lighting levels.
- **Discussion on field usage** - Mr. Forbes asked a question about scheduling field at Minnie Howard. Due to Ben Brenman being off-line, ASA has had to triple book team's at Ft. Ward Park- 8:00 to 10:30 p.m. keeps kids out too late, would like to use Mini Howard. Mr. Moir commented there is a similar problem in the spring – field sits empty but blocked off. If school could let them know they would love to switch practice sites. School has field hockey- could let Mac know when available.
- Mr. Chesley said that Minnie Howard field was scheduled for use by the T.C. Williams H.S. Field Hockey team. If the Field Hockey team's schedule changed, Mac Slover was not kept informed. He will follow-up and will get information on current usage to Mr. Forbes. The Adult Sports program is using the field on some evenings. Coordination meetings are held with all user groups in the spring and all groups were advised to notify staff if schedules changed. All groups need to work together. Action: The Chair recommended this issue be taken up at the Youth Sports Advisory Meeting for further discussion.
- **Bob Moir-** Teen Health Center which was located at Mini Howard school has moved to T. C. Williams, it is uncertain what will happen with that site.
- **Update on Duron Site Plan-** 4109-4125 Mt. Vernon Ave. - Laura Durham
- 4- Parcels acquired as open space. SUP Approved in June for Duron site (1 Parcel), moving forward now with community park planning for the adjacent 3 parcels. Met Monday with Architects Anonymous. Presentation will be made November or January to P&RC.

E. **Marketing, Public Relations & Special Events** – Jack Browand- See Staff Report.

- **Woodrow Wilson Bridge Half Marathon** held September 19-4000 runners participated, race worked out fine, with a few minor issues.
- **Festival of the Arts held-** positive results.
- **St. Patrick's Day Parade** route will be changed beginning March, 2011. Henry and Patrick Streets will not be impacted- see Council Docket Item 10/12/10 #6.

V. **Director's Report** - James Spengler

- A. **Jones Point Park Update** - the project went out to bid with prices back mid-October. The only significant difference was the amount of park off limits during construction. VDOT changed their project sequencing. Bids will reflect that contractor will develop the Northern part to be

done first (Southern part will remain closed). Then Southern part will be done (Northern part will remain closed). Lighthouse will be under construction during the entire time. For more info. go to www.alexandriava.gov/Departments/Recreation/Jones Point Park.

B. **Simpson Fields Update** -See Park Planning Item IV-D

Note: These two items will be standard items on the agenda at the request of the Mayor.

VI. **Commission Attendance Report for 2010 and 2009-2010 Annual Report- Jack Browand.**

- The P&RC voted to adopt the reports as updated and submitted. The reports will be sent to Rose Boyd Director, Citizens Assistance tomorrow by Jack Browand. The Chair thanked Mr. Browand and staff for their work on the reports. **Action Item:** Henry Brooks moved to approve the Annual Reports as submitted. The motion was seconded by Stephen (Clark) Mercer. All were in favor. The Annual Reports, and Attendance Report for 2010 which was previously submitted were approved.
 - **Youth Sports Advisory Board (YSAB)**- As a follow-up to discussion. Mr. Jack Browand submitted supporting documents that shows that this board was formed by the P&RC as directed by then Director RPCA Sandra Whitmore. A copy of these documents will be added to the record. This will be further discussed as part of the Draft P&RC Bylaws.

VII. **Retreat Action Items:**

- A. **Continued Discussion of Draft Bylaws-Operating Procedures for Commission.**
- Bob Moir- said the draft bylaws will be completed within the next two weeks and ready for discussion at the next meeting.
- B. **Develop of list of items to address at P&RC meetings.**
- Chair-The P&RC will address these items at a future meeting.

VIII. **Reports From Commissioners (verbal updates):**

- **Ft. Ward Park-Ad Hoc Advisory Committee** - Bob Moir, Ripley Forbes, Rich Brune.
- **Youth Policy Commission** - Stephen (Clark) Mercer.
- – Commission merged with Early Childhood Commission in January. At last meeting the group decided to hold future meetings at City Recreation Centers. Next meeting date is October 6 at Charles Houston, will then move towards West End. Will work to do outreach within neighborhoods; hear from the youth and parents on programs they like if they want more active or passive spaces.
- **Waterfront Committee** - William Cromley
- He missed the last meeting. Comments are still being gathered. Planning and Zoning will present the revised Concept Plan soon. He will have a report later.

Waterfront Concept Plan- Chair reported that Planning & Zoning is releasing the next version of the Plan on September 28. There is a 30 day comment period. Item will be added to agenda for October for an update and comments. The Plan has not changed substantially. Open space square footage has been tied down. She and Bill Cromley spoke with Director P&Z regarding exchange of open space for Beach Comer Building. It is critical that this issue be addressed. **Mr. Spengler commented that after the next meeting in October, the P&RC should make a formal recommendation to City Council on the Waterfront Plan.**

- **Other items:**
- **Discussion on free swimming classes in Alexandria for children-Chair Guse-Noritake.** Issue: a lot of children, particularly African American children don't know how to swim and are at risk of drowning. The pool at Charles Houston was dedicated to children who drowned. A recent article in the Washington Post stated lack of learning how to swim is often associated with socio-economic status. The Chair and Mayor discussed developing a goal that every student graduating from public school be able to swim enough to save their lives. Several suggestions: starting a program to teach swimming lessons in conjunction with private residential pools and YMCA; seeking grants for coaching fees, and using the Master Swim Program at Chinquapin to help.

- Mr. Forbes asked if disadvantaged children currently have to wait to take swimming lessons at Chiquapin or if they can be given a discount or have fees waived. William Chesley responded-RPCA has a fee assistance policy program available, for which they can register. The Chair commented that there may also be a capacity issue. Mr. Spengler- capacity will be impacted in the future, as pool designs change, moving from full sized pools to other types of water parks.
- **Youth Sports Advisory Board (YSAB)** - Jeffrey Murphy
- Attended meeting last Monday. Moving to get more involved and be more effective.
- To increase playing space. Looking at establishing a field sub-committee to help be proactive about issues before decisions are made.
- Comment about opening Mini-Howard field. From Councilmember Del Pepper-YSAB decided for it. Field is heavily scheduled. Down time and getting free play time.
- Judy- Perception is that field is being under-utilized.
- Jim Gibson-bringing in people to the meeting, Chair of School Board, Mayor Euille, Superintendent Mort Sherman, Councilwoman Alicia Hughes, New T.C. Williams Principal, Councilman Rob Krupicka, Vice Mayor Donley. A major issue is coordination between the Department of RPCA and ACPS.
- Chair- When is next meeting? Moir-the following Monday after Columbus Day holiday.
- **4-Mile Run** - Ripley Forbes
- **Forbes-No Report. Chair Guse-Noritake**- reported that on 10/14 a joint work session will be held with the Arlington County Parks and Natural Resources Division, and Alexandria City Council 7 to 9 p.m. Topic is Trans Boarder Issues. The 4-Mile Run Master Plan and redevelopment will be discussed at the end of meeting.
- **Charles Houston Memorial Project** - William Cromley
- -No report.
- **Freedman's Cemetery**- Bob Moir
- - No meeting.
- **Beauregard Corridor** - David Dexter
- RE: Open Space and BRAC. Community and City are expecting mitigation payment from Army to pay for loss of open space. Last week Deputy City Manager and City Attorney briefed BRAC advisory group on status of negotiations. City has proposed a figure to present to the Army. Settlement expected by end of year. Chair asked if money will be used to purchase more open space. Dexter- yes.
 - **Beauregard Corridor Small Area Plan**-Next meeting with Planning and Zoning is September 30, 7 to 9 p.m. They have not met since the beginning of summer.
 - **The Chair** mentioned that she was invited to view plans for housing behind the BRAC project JBG site. A new field is on the drawings. We also need a dog park.
- **ACPS & Capital Improvements** : Henry Brooks
- He attended the Community schools meeting during the summer. Moving slowing. Demo project was supposed to be at William Ramsey which now has a new Principal.
 - **School Board Retreat was held August 28**, he was the only public person in attendance. Discussion was largely about the curriculum and how to correct problems at T.C. Williams, H.S. Regarding development of actual schools sites-biggest priority is trying to find a space for a school in the West End.
- **The Chair P&RC** recently met with the School Board and Planning Commission Chairs. Discussion was largely on what occurred at Joint ACPS and City Council meeting and what went wrong. Plans for Patrick Henry and Cora Kelly still pending.
- Article in Wash. Post said Cora Kelly may be rebuilt.
- **Jefferson Houston school site**- Judy understands that City Council advised ACPS to slow down and get more buy in from community. ACPS has publicly stated they received community opposition and is now starting from scratch with plan. This may result in an opportunity to get a new full-size field due to loss of open space. Public/Private Partnership may not occur.
- **Spengler**- The City independent of ACPS has hired a Consultant to look at density issues. Several options are available, may affect proposal to relocate school offices.
- On agenda for Monday at 5:00 p.m. is the Jefferson Houston Concept Plan-Council Chambers. Dr. Sherman-review of MOU between City and ACPS. **Action: The Chair P&RC will invite ACPS back in November or December for an update.**

- **New item**- Finding additional Pre-K space, there are 200+ children on the waiting list.
- Requesting RPCA to look at space in Recreation Centers. Concern if Rec. Centers set-up for Pre-K may lose use for other activities. Given what is likely to happen with schools re: community reports, need appointee at City school meeting. The Chair- said she will try to attend as much as possible.
- **Jeffrey Murphy**- reminded the group of the upcoming evening football game at T.C. Williams H.S. on October 29th. Mac Slover from RPCA attended meeting. Neighbors were unaware there was going to be a game. Murphy attended event Tuesday, Dennis Randolph, Assistant Athletic Director inviting USPS. They are playing South County.
- **Lynhaven Citizens Association Naming Park for Ruby Tucker**-
The Commission received a letter from the Lynhaven Citizens Association proposing that the park property at 3500 Jefferson Davis Highway be named in honor of Ruby Tucker. The Chair of the Commission will notify the Lynhaven Citizens Association that they will forward their proposal to City Council for consideration. Staff reported that RPCA will facilitate a 30 day public comment period and forward the Lynhaven Citizens Association proposal with public comment to City Council for consideration by the City Naming Committee.

IX. Agenda items and location for October meeting.

- Waterfront Concept Plan Update - Planning and Zoning
- Location - Charles Houston Recreation Center- to be confirmed.

X. List of Upcoming Public Meetings – a list was distributed at the meeting.

XI. Adjournment: 9:28 p.m.